

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	4	Age:	1
Lot Area (sq.ft.):	3,709.00	Full Baths:	3	Zoning:	R2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,626.13
Rear Yard Exp:	North			For Tax Year:	2022
View:				P.I.D.:	031-551-661

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Fibreglass,Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 18, PLAN EPP114521, SECTION 14, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Cul-de-Sac

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Other - See Remarks,Refrigerator,Security System,Stove,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	13'8 x 15'	Above	Bedroom	11'1 x 12'3	Bsmt	Walk-In Closet	4' x 3'6
Main	Dining Room	14'7 x 11'6	Above	Bedroom	10'10 x 10'2	Bsmt	Storage	5'6 x 7'
Main	Kitchen	14'3 x 10'2	Above	Laundry	5' x 6'7			
Main	Foyer	4'7 x 4'6	Bsmt	Living Room	14'2 x 10'1			
Above	Family Room	11'1 x 10'4	Bsmt	Kitchen	10'6 x 10'4			
Above	Primary Bedroom	14'2 x 15'	Bsmt	Bedroom	11'10 x 10'5			
Above	Walk-In Closet	5'1 x 10'	Bsmt	Bedroom	9'5 x 9'6			

Finished Floor (Main):	1,156 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	873 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	880 sqft	Suite:	Licensed Suite	Above	3	No
Finished Floor (Total):	2,909 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,909 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Beautiful 2023 Country Farmhouse! immaculate, shows like New! NO GST, A Great Family Home only 3 Steps to Front Covered Vernada & Main Floor of this 2,909 sq ft Home! Luxury living with 4/5 Bed, 4 Bath. Luxurious Living: Amazing Kitchen open to Great room w/Quartz Countertops & Island! High ceilings & large windows! Bright Walkout In-Law Suite TRU, with In-Suite Laundry! EPIC quality built home at "Kanaka Springs" Bonus: loads of extras (\$45K +) including: Central A/C, Luxury Vinyl Plank flooring throughout & on stairs, Finished double Garage w/ Epoxy flooring, Pot Filler above GAS range, BBQ gas hookup, Alarm system w/ 3 keypads, Finished Laundry room with QUARTZ countertop & Cabinets, Fenced yard for Pets & Children, Quiet Neighbourhood. Open House Sun 1-4pm May 12th